

MEMORANDUM

August 9, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 9/18/73

Petition No. Z-2865  
Merrick Realty Trust  
Edward W. Jay, Trustee  
1466 Blue Hill Avenue  
Mattapan

Petitioner seeks a variance to erect a gas service station identification sign in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	15 ft.	10 ft.

The property, located on Blue Hill Avenue near the intersection of Almont Street, contains a gas service station. Proposal must comply with sign regulations and Board of Appeal service station guidelines. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2865, brought by Merrick Realty Trust, 1466 Blue Hill Avenue, Mattapan, for a variance to erect a gas service station identification sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the proposal complies with sign regulations and Board of Appeal service station guidelines.





Z-2865  
1466 BLUE HILL AVE.  
(MATT.)



Board of Appeal Referrals 8/9/73

Hearing Date: 9/11/73

Petition No. Z-2871

1550 Commonwealth Avenue Realty Trust  
Morris Werner & Benjamin Peters, Trustees  
1550 Commonwealth Avenue  
Brighton

Petitioner seeks reconstruction of a non-conforming use and three variances to remodel the exterior of a gas service station and erect a sign in an apartment (H-1) district. The proposal violates the code as follows:

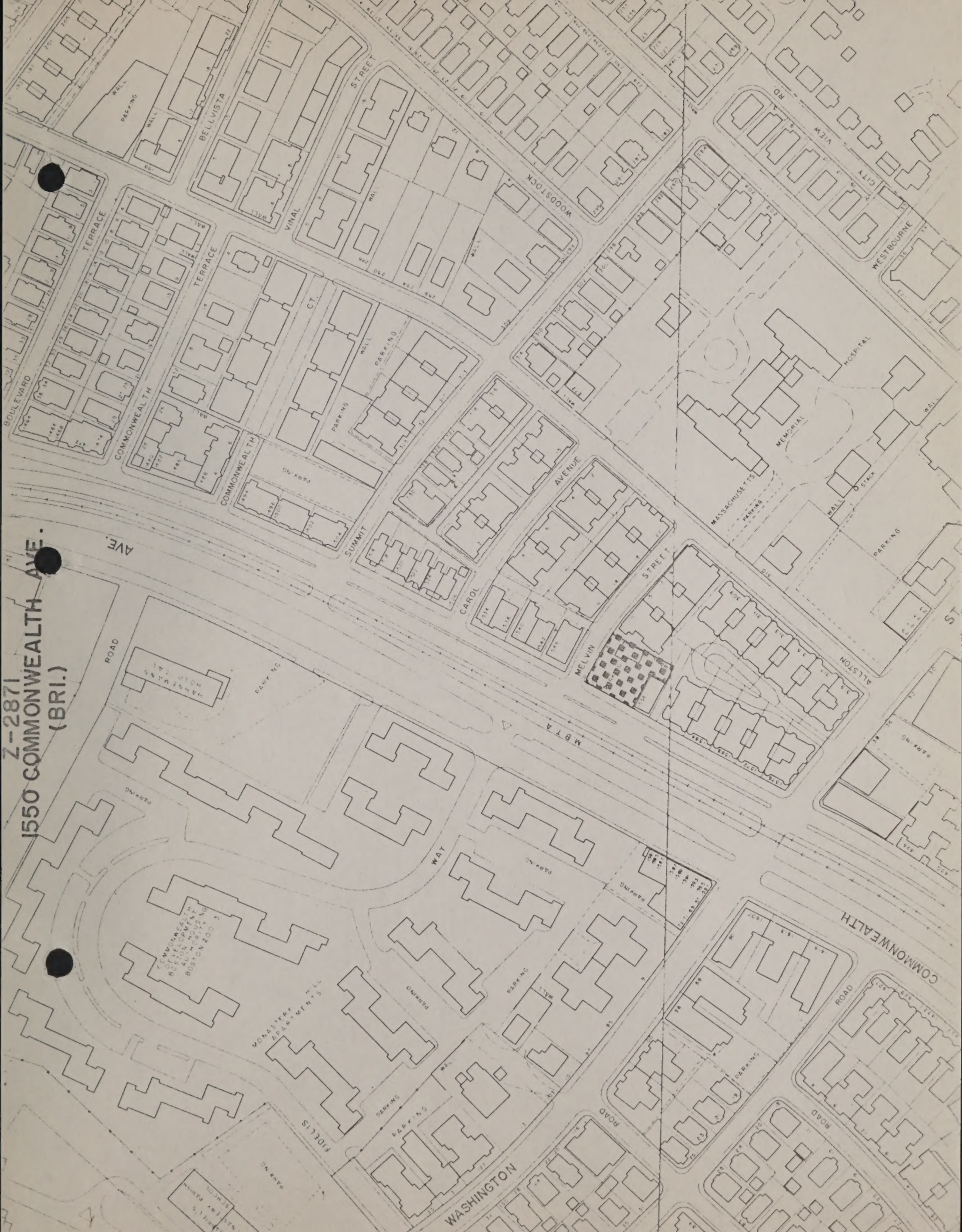
	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. The reconstruction of a non-conforming use requires Board of Appeal approval.		
Section 11-1. Number of signs is excessive.	1	2
Section 11-2. The top of a sign attached parallel to a building may be no higher than the height of the building at the building line.		
Section 20-4. Rear yard is insufficient.	20 ft.	3 ft.

The property, located on Commonwealth Avenue at the intersection of Melvin Avenue, contains a gas service station. Proposal includes new siding, roof and roof sign. New sign regulations prohibit the proposed sign. Following conditions are recommended: that the facility conform with Board of Appeal service station guidelines; that any sign comply with code regulations; that the "U-Haul" trucks be removed from service road. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2871, brought by 1550 Commonwealth Avenue Realty Trust, 1550 Commonwealth Avenue, Brighton, for reconstruction of a non-conforming use and three variances to remodel the exterior of a gas service station and erect a sign in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the facility conform with Board of Appeal service station guidelines; that any sign comply with code regulations (proposed roof sign is prohibited); that the "U-Haul" trucks be removed from service road.



Z-2871  
1550 COMMONWEALTH AVE.  
(BRI.)





Board of Appeal Referrals 8/9/73

Hearing Date: 9/11/73

Petition No. Z-2873  
Theodore M. Hauri  
183 West Canton Street  
Boston

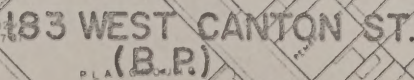
Petitioner seeks a forbidden use for a change of occupancy from a lodging house to three apartments and a real estate office in an apartment (H-3) district. The proposal violates the code as follows:

Section 8-7. A real estate office is forbidden in an H-3 district.

The property, located on West Canton Street near the intersection of Warren Avenue in the South End Urban Renewal Area, contains a four-story masonry structure. Use is existing and temporary. The Authority will eventually acquire the site for use as part of a playground. Front entrance has been restored, debris removed, trim repainted and garden replanted. Recommend approval.

VOTED: That in connection with Petition No. Z-2873, brought by Theodore M. Hauri, 183 West Canton Street in the South End Urban Renewal area, for a change of occupancy from a lodging house to three apartments and a real estate office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Use is existing and temporary. The Authority will eventually acquire the site for use as part of a playground. Front entrance has been restored, debris removed, trim repainted and garden replanted.







Board of Appeal Referrals 8/9/73

Hearing Date: 8/21/73

Petition No. Z-2875  
Project Concern, Inc.  
Willie Underwood, Asst. Director  
and Tres.  
250-256 Dudley Street and  
61-63 Dearborn Street  
Roxbury

Petitioner seeks two variances for a change of occupancy from 12 apartments and five stores to boarding house (drug rehab center - 30 patients), five apartments and stores in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	153 sf/du
Section 23-3. Off street parking is insufficient.	7 spaces	0

The property, located at the intersection of Dudley and Dearborn Streets, contains a five story structure. Essentially, the petition would legalize existing conditions. The drug rehabilitation program has operated at the site for two years. Petitioner indicates there is no custodial care and that the program is drug free. Proximity of public transportation would tend to mitigate the parking deficiency. Recommend approval.

VOTED: That in connection with Petition No. Z-2875, brought by Project Concern, Inc., 250-256 Dudley Street and 61-63 Dearborn Street, in the Model Cities area, for two variances for a change of occupancy from 12 apartments and five stores to boarding house, five apartments and stores in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proximity of public transportation would tend to mitigate the parking deficiency.





PARKING Z-2875  
250-256 DUDLEY ST.  
61-63 DEARBORN ST.  
(ROX.)

J.M.B.J.J.  
SULLIVAN  
PLAYGROUND

OLD ROXBURY  
BURYING GROUND  
(ELIOT CEMETERY)

ORCHARD PARK



Board of Appeal Referrals 8/9/73

Hearing Date: 10/9/73

Petition No. Z-2876

Plumwood Trust

Albert E. Rondeau Jr., Trustee

69 Appleton and 48-48A Clarendon Streets  
Boston

Petitioner seeks a forbidden use and two variances for a change of occupancy from three apartments and store to five apartments and real estate office in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A real estate office is forbidden in an H-3 district.		
Section 17-1. Open space is insufficient.	100 sf/du	45 sf/du
Section 11-1. Area of sign is excessive.	2 sq.ft.	2½ sf.ft.

The property, located at the intersection of Appleton and Clarendon Streets in the South End Urban Renewal Area, contains a three-story and basement masonry structure. There is no objection to the real estate office which is existing. The proposed increase in density on a lot of only 1,300 square feet is unfeasible and hazardous. Recommend approval of real estate office and denial of residential conversion.

VOTED: That in connection with Petition No. Z-2876, brought by Plumwood Trust, Albert E. Rondeau, Jr., Trustee, 69 Appleton and 48-48A Clarendon Streets in the South End Urban Renewal Area, for a forbidden use and two variances for a change of occupancy from three apartments and store to five apartments and real estate office in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial of proposed residential conversion. Density increase would be unfeasible and hazardous. There is no objection to the existing real estate office.







Board of Appeal Referrals 8/9/73

Hearing Date: 9/25/73

Petition No. Z-2887

Loews Orpheum Boston Theatre Co.  
Downtown Development Corp.  
32-38 Bromfield Street, Boston

Petitioner seeks a variance to erect an on-premise advertising sign in a general business (B-10) district. The proposal violates the code as follows:

Section 11-2. A sign attached at right angles to a building must advertise a use which occupies at least 18 feet of sign frontage.

The property, located on Bromfield Street at the intersection of Province Street, contains a five story masonry structure. Proposed projecting sign would identify a street level jewelry store. Staff would have no objection providing an existing wall sign is removed. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2887, brought by Loews Orpheum Boston Theatre Co., Downtown Development Corp., 32-38 Bromfield Street, Boston, for a variance to erect an on-premise advertising sign in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the condition that the existing wall sign is removed.





Z-2887  
32-38 BROMFIELD ST.  
(B.P.)

GRANARY  
BURIAL  
GROUND  
(CEM)

FOUNTAIN

COMMON

BAND-  
STAND

TREMONT

WASHINGTON

HARRISON

CHAUNCEY

ROWE

EXETER

AVENUE EXT.

BEDFORD

AVON

STREET

STREET

PLACE

TEMPLE

ST. PAUL'S  
CATHEDRAL  
(EPISCOPAL)

WINTER

HAMILTON

LOEW'S  
ORPHEUM  
THEATRE

CHURCH

CHURCH

STREET

STREET

STREET

STREET

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STREET



Board of Appeal Referrals 8/9/73

Hearing Date: 8/21/73

Petition No. Z-2889  
Globe Newspaper Company  
135 Wm. T. Morrissey Boulevard  
Dorchester

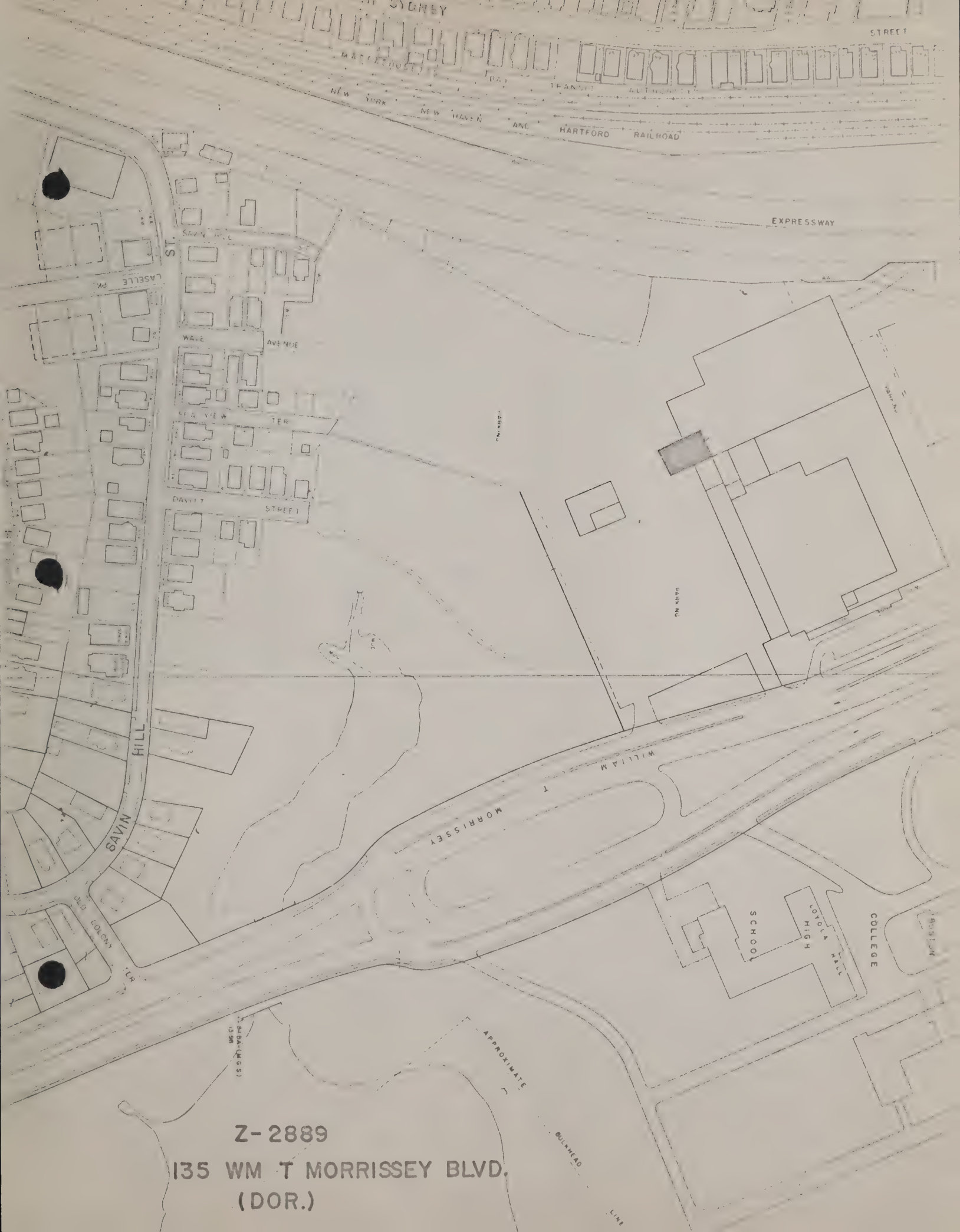
Petitioner seeks a variance to erect a two-story addition to a newspaper publishing building in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 16-1. Height of building is excessive.	35 ft.	46 ft.

The property, located on Morrissey Boulevard near Columbia Circle, contains a three-story masonry structure. Proposed addition would occupy a small area in the "L" of the existing building and will not have any negative impacts. A major "TOPICS" improvement is being implemented to provide sufficient access to both U. Mass. and the Globe. Recommend approval.

VOTED: That in connection with Petition No. Z-2889, brought by Globe Newspaper Company, 135 Wm. T. Morrissey Boulevard, Dorchester, for a variance to erect a two-story addition to a newspaper publishing building in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Proposed addition will not have any negative impacts. A major "TOPICS" improvement is being implemented to provide sufficient access to both U. Mass and the Globe.





Z-2889

135 WM T MORRISSEY BLVD.  
(DOR.)



Board of Appeal Referrals 8/9/73

Hearing Date: 8/28/73

Petition No. Z-2894  
W. E. Realty Trust Corp.  
Joseph Pollack Corp.  
179-187 Freeport Street  
Dorchester

Petitioner seeks an extension of a non-conforming use and two variances to erect a two-story addition to a manufacturing structure in residential (R-.5) and light manufacturing (M-1) districts. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. Extension of a non-conforming use requires Board of Appeal hearing.		
Section 10-1. Parking not allowed within front yard.		
Section 20-1. Rear yard is insufficient.	40 ft.	18 ft.

The property, located at the intersection of Freeport and Beach Streets, contains an electronic parts manufacturing plant. Extension would be utilized for manufacturing purposes. Off-street parking would be increased from 70 to 112 spaces. Staff recommends: an evergreen screen be provided between parking lot and abutting residence; planting of trees along Beach Street frontage to enhance adjacent residential neighborhood. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2894, brought by W. E. Realty Trust Corp, 179-187 Freeport Street, Dorchester, for an extension of a non-conforming use and two variances to erect a two-story addition to a manufacturing structure in residential (R-.5) and light manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with the following conditions: that an evergreen screen be provided between parking lot and abutting residence; planting of trees along Beach Street frontage to enhance adjacent residential neighborhood.



79-187 FREEPORT ST.  
(DOR.)



Hearing Date: 10/16/73

Petition No. Z-2895  
P. & L. Sportswear, Inc.  
154 Orleans Street, East Boston

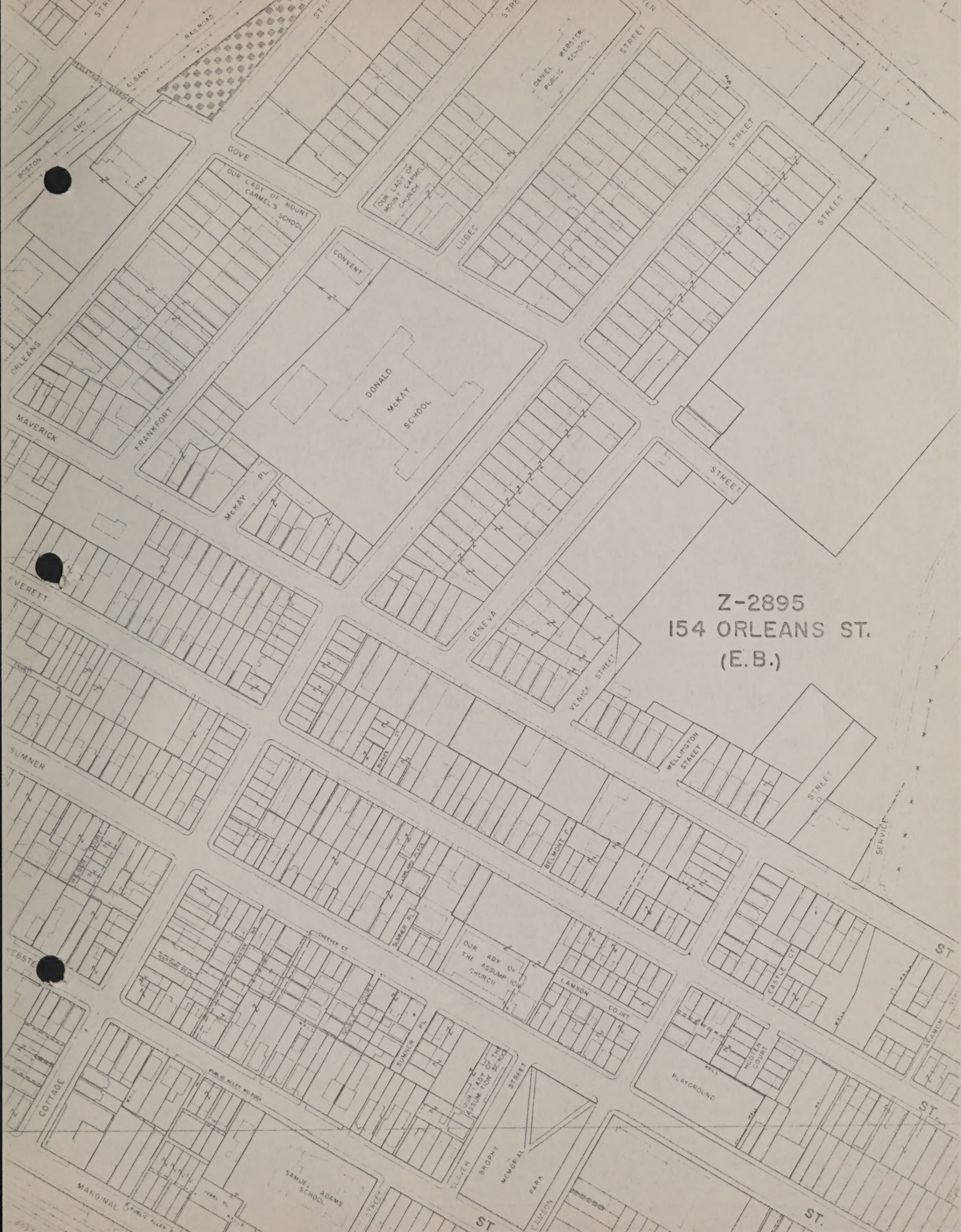
Petitioner seeks four variances to erect a two story and basement manufacturing-office structure in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.6
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		
Section 20-1. Rear yard is insufficient.	10 ft.	0

The property, located at the intersection of Orleans and Gove Streets, contains 21,020 square feet of land. Off-street parking for 40 cars, manufacturing of women's sportswear and office space would occupy basement, first and second levels respectively. Area is predominantly industrial. Rear of site abuts railroad right-of-way. Recommend approval.

VOTED: That in connection with Petition No. Z-2895, brought by P. & L. Sportswear, Inc., 154 Orleans Street, East Boston, for four variances to erect a two story and basement manufacturing and office structure in a light manufacturing (M-1) district, the Boston Re-development Authority recommends approval. Proposed structure would be consistent with industrial surroundings. Ample off-street parking would be provided.





Z-2895  
154 ORLEANS ST.  
(E.B.)



Board of Appeal Referrals 8/9/73

Hearing Date: 10/16/73

Petition No. Z-2896  
40 Clark Street Trust,  
Barry D. Hoffman and Nicholas E. Pappas,  
Trustees  
334-338 North & 38-44 Clark Streets  
Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from 17 apartments and store to 19 apartments in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the open space requirement is forbidden in an H-3 district.		
Section 17-1. Open space is insufficient.	100 sf/du	0

The property, located at the intersection of North and Clark Streets, contains a five-story masonry structure. Former store would be converted into two one bedroom apartments. Exterior walls would also be remodeled. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2896, brought by 40 Clark Street Trust, 334-338 North and 38-44 Clark Streets, Boston, for a forbidden use and a variance for a change of occupancy from 17 apartments and store to 19 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review.



